



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 1, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:**  
Jason Dominguez  
**PLANNING COMMISSION LIAISON:**  
Addison Thompson

**STAFF:**  
Irma Unzueta, Design Review Supervisor  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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### ATTENDANCE

Members present: Moticha and James  
Staff present: Monson

### FINAL APPROVAL

**A. 411 E PADRE ST**  
Assessor's Parcel Number: 025-263-022  
Zone: RS-15  
Application Number: PLN2019-00207  
Owner: Thomas R. and Susan T. Richards Trust  
Applicant: Glen Deisler

(Proposed project is 325 square feet of first floor additions to an existing 2,399 square foot two-story single-unit residence in the Mission Area Special Design District. Project includes a 32 square foot remodel, minor landscape and hardscape alterations, new garage door, new entry door, and removal of one non-native tree. The proposed total of 2,724 square feet of development, on a 6,098 square foot lot is 100% of the maximum required floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on June 10, 2019.**

**Final Approval as submitted.**

**FINAL APPROVAL****B. 1333 SANTA TERESITA DR**

Assessor's Parcel Number: 055-141-049  
Zone: RS-1A  
Application Number: PLN2019-00062  
Owner: Michael D. and Julie A. Miller Revocable Trust  
Applicant: Wallace and Wyble

(Proposal for a covered patio structure with a built-in fireplace and outdoor barbeque at the rear yard of an existing single-residential unit in the Hillside Design District. The project also includes other exterior site work comprising new patios, steps, site walls, paving, an outdoor fire pit, pet fencing, a new water feature, and balcony overhang on the dwelling.)

**Final Approval is requested. Project was last reviewed on February 19, 2019.**

**Final Approval as submitted.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 1410 CLEARVIEW RD**

Assessor's Parcel Number: 041-102-037  
Zone: RS-6  
Application Number: PLN2019-00154  
Owner: Joel Stevenson  
Applicant: Thomas Moore, Architect

(Proposal for revisions to an existing two-story 1,410 square foot single unit residence. Project includes interior remodel, revisions to existing windows on the south elevation, and a new automatic sliding driveway gate.)

**Project Design and Final Approval is requested. Neighborhood Preservation Findings are required.**

**Item postponed one week at the applicant's request.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 1276 N ONTARE RD**

Assessor's Parcel Number: 055-143-008  
Zone: RS-15  
Application Number: PLN2019-00251  
Owner: Andrew Gutman and Leslie Murdock  
Applicant: Paul Zink

(Proposal to construct a 700 square foot addition to an existing one-story, 2,399 square foot single-unit residence with an attached 420 square foot two-car garage. Project also includes a 95 square foot interior remodel, 278 square feet of alterations to the existing roof, a new 100 square foot trellis, and new A/C unit. The proposed total of 3,519 square feet of development on a 21,482 square foot lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot-area ratio.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings are required.**

**Project Design Approval and continued to Consent with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 333 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 031-392-007  
Zone: R-2  
Application Number: PLN2019-00213  
Owner: Ingo Koch  
Applicant: Jim Davis

(Proposal to permit two-uncovered parking spaces and a motorized chain link driveway gate on a lot with an existing one-story 1,771 single-unit residence. Project includes demolition of a portion of the existing asphalt driveway. The existing total of 2,079 square feet of development on a 10,990 square foot lot is 54% of the guideline maximum floor-to-lot area ratio (FAR). Conversion of the single-car garage to an Accessory Dwelling Unit to be completed under a separate permit.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.**

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****F. 2215 CHAPALA ST**

Assessor's Parcel Number: 025-183-007  
Zone: RS-7.5  
Application Number: PLN2019-00260  
Owner: Minnich S. Glen and Laurie Lee Jones Trustees  
Applicant: Rex Ruskauff

(Proposal to re-frame the garage roof on an existing 567 square foot two-car garage with 175 square feet of attached storage space and replace with a two piece Mission tile and red mineral cap roofing. Lot includes an existing 1,391 square foot single-unit residence.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design and Sloped Lot findings are required. Project is requesting a Minor Zoning Exception to allow an increase in the roof height and a modification to the roof pitch within the required front setback.**

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.